



Memorandum

TO: Historic Landmarks Commission **FROM:** Courtney Damkroger

SUBJECT: SEE BELOW

DATE: July 27, 2004

APPROVED:

DATE:

PROPOSED HITACHI GLOBAL STORAGE TECHNOLOGIES PROJECT FOR A GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT REZONING, DEVELOPMENT AGREEMENT, DESIGNATION OF NEW ARTERIAL/MAJOR COLLECTOR ROADWAYS AND MODIFICATION OF THE EDENVALE AREA DEVELOPMENT POLICY FOR A SITE LOCATED AT 5600 COTTLE ROAD IN SOUTH SAN JOSE/CITY COUNCIL POLICY ON THE PRESERVATION OF HISTORIC LANDMARKS

INFORMATION

The proposed project is being brought to the Historic Landmarks Commission at this time as an informational item in conformance with the City Council Policy on the Preservation of Historic Landmarks (attached). The Policy states that projects with the potential to alter or demolish a landmark or other significant properties, as defined by the Policy, be brought to the Historic Landmarks Commission and public early in the process.

A Notice of Preparation of an Environmental Impact Report was sent to commissioners on July 16, 2004. The proposed project will be the subject of a Draft Environmental Impact Report expected to be circulated in the Fall. A copy of the DEIR will be sent to the Historic Landmarks Commission and will be available on the Planning Division website at: <http://www.sanjoseca.gov/planning/eir/eir.htm>. The Commission will have an opportunity to comment on the DEIR at a subsequent meeting.

The proposal by the Hitachi Global Storage Technologies (Hitachi) includes:

1. Amending the General Plan Land Use/Transportation Diagram designation from Industrial Park to Mixed Use with No Underlying Land Use Designation and to update the General Plan's Mixed Use Inventory via a text amendment
2. Rezoning of the site from Industrial Park to Planned Development
3. Establish development agreement between Hitachi and the City of San Jose to provide objectives and guidelines for the development of the site
4. Designate one or more new Arterial and/or Major Collector roadways on the General Plan Transportation Diagram and associated text amendments
5. Modify the Edenvale Area Development Policy to specifically include and provide for development of the site.

Hitachi is seeking a General Plan Amendment and Rezoning application to redevelop the existing 332-acre industrial campus with up to 3.4 million square feet of industrial buildings, up to 460,000 square feet of commercial buildings and up to 2,950 residential units. Specifically, Hitachi is requesting the City's approval to redevelop the campus as a new transit oriented village by consolidating their existing 3.4 million square feet of industrial buildings in the eastern interior portion of the site and replacing the outer area with a mix of new residential and commercial buildings. The new project will include a new master planned network of streets, infrastructure improvements and new parks.

Historic resource consultants Carey & Co. Inc. are preparing the Historic Resource Evaluation for the Hitachi Campus, which is not yet complete. A copy of the Historic Resource Evaluation will be shared with the Commission following its completion. From the information gathered so far, it appears that the original IBM campus is a potential historic district eligible for the California Register of Historic Resources (under Criterion 3) and as a City Landmark Historic District (for its historical and architectural value). IBM selected John Bolles, architect, Douglas Baylis, landscape architect, and Robert Holdeman, art coordinator, to design the Mid-Century Modern campus. The period of significance for the original campus appears to be from 1956 when Bolles began the design for the site to 1965 when it was completed. Approximately nine buildings and associated landscaping and art currently appear to contribute to the potential district. With regard to individually significant resources, it appears that the cafeteria/lounge, a two-wing building now treated as two separate buildings, may be individually eligible for the California Register and as a City Landmark for its architecture as an embodiment of Mid-Century Modern design. Photographs of the cafeteria/lounge (009/011) as well as other representative photos of the historic core are attached.

Staff and the EIR consultant are starting to prepare the DEIR. The document will offer alternatives to the proposed project that include reuse of some historic buildings and that attempt to accommodate the development objectives of Hitachi. The Planning Department invites suggestions now from the Historic Landmarks Commission regarding the development and composition of alternatives to be considered in the DEIR that avoid or reduce the project's historic resource impacts.

Courtney Damkroger
Historic Preservation Officer

Attachments: Council Policy
California Register of Historic Resources
Vicinity Map
Aerial Perspective
Existing Conditions
Map of Original Campus
Photographs

August 4, 2004

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